



Massachusetts Housing Finance Agency  
One Beacon Street, Boston, MA 02108

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Videophone: 857.366.4157 or Relay: 711

August 07, 2018

Richard Lane, Chairman  
Board of Selectmen  
Town of Sterling  
One Park Street  
Sterling, MA 01564

**Re: Proposed 40B – South Meadow Village  
Sterling, MA  
MH ID No. 1001**

Dear Mr. Lane:

MassHousing is currently reviewing an application for Site Approval submitted by Taniel Bedrosian (the Applicant). The proposed development will consist of 16 homeownership units on approximately 18.46 acres of land located at 81 Chase Hill Road in Sterling, MA.

The site approval process is offered to project sponsors who intend to apply for a comprehensive permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other town boards, officials or other interested parties. Pursuant to the Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and plans for South Meadow Village. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office within 30 days, so we may process this application in a timely manner.

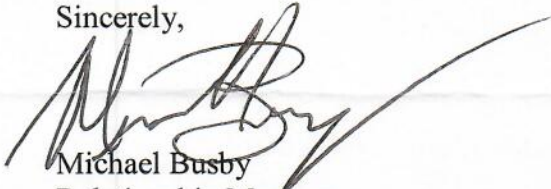
During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for South Meadow Village has been tentatively scheduled for Tuesday, August 28th at 10 a.m. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Sterling Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) *Ch. 40B Technical Assistance Program* administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, [www.mhp.net/40B](http://www.mhp.net/40B) or e-mail MHP at [pcrean@mhp.net](mailto:pcrean@mhp.net).

If you have any questions, please do not hesitate to contact me at (617) 854-1219.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Busby", with a long, sweeping horizontal line extending to the right.

Michael Busby  
Relationship Manager  
Planning and Programs

cc: Ross Perry, Town Administrator  
Patrick Fox, Chairman, Zoning Board of Appeals ✓